

**CITY OF SOUTH JORDAN
COMBINED CITY COUNCIL & MUNICIPAL BUILDING
AUTHORITY BOARD MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, OCTOBER 06, 2026 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a Combined City Council and Municipal Building Authority Board meeting at 6:30 p.m. on Tuesday, October 6, 2026. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, the City intends to provide virtual access via Zoom for phone and video conferencing; however, virtual access is not guaranteed and may be limited by technical issues or connectivity constraints. Individuals may join via phone or video, using Zoom. In the event the Meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the Meeting and, if needed, end virtual access to the Meeting. Reasons for removing an individual or ending virtual access to the Meeting include, but are not limited to, the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

Please note that attendees joining virtually or by phone may not comment during public comment or a public hearing; to comment, individuals must attend in person or submit written comments prior to the meeting. To ensure comments are received, please submit them in writing to City Recorder Anna Crookston at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

The ability to participate virtually depends on the individual's internet connection. Instructions on how to join virtually are provided below.

Join South Jordan City Council Meeting Virtually:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By Council Member, Don Shelton
- C. Pledge of Allegiance:** By CFO, Sunil Naidu
- D. Mayor and Council Reports: 6:35 p.m.**
- E. Public Comment: 6:50 p.m.**

This is the time and place on the agenda for any person who wishes to comment. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone, and giving their name and address for the record. Note, to participate in public comment you must attend City Council Meeting in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council Meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda.

F. Presentation Item: 7:00 p.m.

F.1. Sandbox Theater. *(By Director of Recreation, Janell Payne)*

RECESS CITY COUNCIL MEETING AND MOVE TO MUNICIPAL BUILDING AUTHORITY BOARD MEETING

G. Municipal Building Authority Board Meeting Public Hearing Items: 7:15 p.m.

G.1. Public hearing to receive input from the public regarding (a) the issuance of not more than \$27,000,000 of Lease Revenue Bonds and (b) any potential economic impact the improvements, facility or property financed in whole or in part with the proceeds of said bonds may have on the private sector. RCV *(By CFO, Sunil Naidu)*

G.2. Public hearing, to be held separate from any other public hearing, regarding (a) the issuance of not more than \$27,000,000 of Lease Revenue Bonds, and (b) providing each member of the public desiring to be heard an opportunity to present testimony on the proposed issuance of a lease revenue bond. RCV *(By CFO, Sunil Naidu)*

ADJOURN MUNICIPAL BUILDING AUTHORITY BOARD MEETING AND RETURN TO CITY COUNCIL MEETING

H. Staff Reports and Calendaring Items: 7:45 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted October 2, 2026.

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE GOVERNING BOARD OF THE MUNICIPAL
BUILDING AUTHORITY OF THE CITY OF SOUTH JORDAN, UTAH:

NOTICE IS HEREBY GIVEN that a special meeting of the Governing Board of the Municipal Building Authority of the City of South Jordan, Utah (the “Authority”) will be held at 1600 W. Towne Center Drive, South Jordan, Utah, at 6:30 p.m. on October 6, 2026, for the purpose of holding a public hearing to receive input from the public regarding the issuance of the Authority’s Lease Revenue Bonds, Series 2026, in a total principal amount of not more than \$27,000,000, and the potential impact that the improvement, facility, or property for with the bonds pay all or part of the cost will have on the private sector and related matters, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

Secretary-Treasurer

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the Chair/President, Vice President and Trustees of the Governing Board of the Authority, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time in said notice, and to the transaction of any and all business which may come before said meeting.

Chair/President

Vice President

Trustee

Trustee

Trustee

Trustee

South Jordan, Utah

October 6, 2026

The Governing Board (the “Governing Board”) of the Municipal Building Authority of the City of South Jordan, Utah (the “Authority”), met in special public session on October 6, 2026, at 1600 W. Towne Center Drive, South Jordan, Utah, at the hour of 6:30 p.m., with the following Trustees being present:

Dawn R. Ramsey	Chair/President
Tamara Zander	Vice President
Patrick Harris	Trustee
Kathie L. Johnson	Trustee
Jason T. McGuire	Trustee
Donald J. Shelton	Trustee

Also present:

Anna Crookston	Secretary-Treasurer
----------------	---------------------

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Secretary-Treasurer presented to the Governing Board a Certificate of Compliance with Open Meeting Law with respect to this October 6, 2026, meeting, a copy of which is attached hereto as Exhibit A.

The Secretary-Treasurer noted that pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and the Municipal Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended, a notice of public hearing with respect to the issuance of the Authority’s proposed lease revenue bonds in the principal amount of not to exceed \$27,000,000 (the “Series 2026 Bonds”) was (a) posted as a Class A notice under Section 63G-30-102, Utah Code Annotated 1953, as amended, (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the City of South Jordan’s (the “City”) official website and (iii) in a public location within the City that was reasonably likely to be seen by residents of the City, and (b) in accordance with Section 45-1-101, Utah Code, not less than fourteen (14) days before the public hearing.

The public hearing, was then opened to all members of the public desiring to give input with respect to the issuance by the Authority of its Series 2026 Bonds.

After all such input with respect to the issuance by the Authority of its Series 2026 Bonds was presented, the public hearing was closed.

This October 6, 2026.

(SEAL)

By: _____
Chair/President

ATTEST:

By: _____
Secretary-Treasurer

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: _____
Chair/President

ATTEST:

By: _____
Secretary-Treasurer

STATE OF UTAH)
)
 : ss.
COUNTY OF SALT LAKE)

I, Anna Crookston, the undersigned, duly qualified, and acting Secretary-Treasurer of the Governing Board (the “Governing Board”) of the Municipal Building Authority of the City of South Jordan, Utah (the “Authority”), do hereby certify:

The foregoing pages are a true, perfect and complete copy of the record of proceedings of the Governing Board, had and taken at a lawful special meeting of said Governing Board held at 1600 W. Towne Center Drive, South Jordan, Utah, on October 6, 2026, commencing at the hour of 6:30 p.m., as recorded in the official book of the proceedings of the Authority kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present as said meeting as therein shown.

I further certify that a Notice of Public Hearing and Bonds to be Issued was (a) posted (i) on the Utah Public Meeting Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the City of South Jordan's (the "City") official website and (iii) in a public location within the City that was reasonably likely to be seen by residents of the City, and (b) published in accordance with Section 45-1-101, Utah Code Annotated 1953, as amended, no less than 14 days prior to the public hearing held on October 6, 2026.

All members of the Governing Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Authority this October 6, 2026.

(SEAL)

By: _____
Secretary-Treasurer

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Anna Crookston, the undersigned Secretary-Treasurer of the Governing Board of the Municipal Building Authority of the City of South Jordan, Utah (the “Authority”), do hereby certify, according to the records of the Authority in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the October 6, 2026, public meeting held by the Authority as follows:

- (i) By causing a Notice, in the form attached hereto as Schedule 1, (the “Notice”) to be posted at the City of South Jordan’s (the “City”) principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;
- (ii) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and
- (iii) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the City’s official website at least twenty-four (24) hours prior to the convening of the meeting.

The Authority does not schedule its meetings in advance over the course of the year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this October 6, 2026.

(SEAL)

By: _____
Secretary-Treasurer

SCHEDULE 1

NOTICE OF MEETING

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE GOVERNING BOARD OF THE MUNICIPAL
BUILDING AUTHORITY OF THE CITY OF SOUTH JORDAN, UTAH:

NOTICE IS HEREBY GIVEN that a special meeting of the Governing Board of the Municipal Building Authority of the City of South Jordan, Utah (the “Authority”) will be held at 1600 W. Towne Center Drive, South Jordan, Utah, at 6:30 p.m. on October 6, 2026, for the purpose of holding a public hearing regarding the issuance of the Authority’s Lease Revenue Bonds, Series 2026, in a total principal amount of not more than \$27,000,000, and providing members of the public desiring to be heard, an opportunity to present testimony on the proposed issuance of a lease revenue bond and related matters, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

Secretary-Treasurer

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the Chair/President, Vice President and Trustees of the Governing Board of the Authority, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time in said notice, and to the transaction of any and all business which may come before said meeting.

Chair/President

Vice President

Trustee

Trustee

Trustee

Trustee

South Jordan, Utah

October 6, 2026

The Governing Board (the “Governing Board”) of the Municipal Building Authority of the City of South Jordan, Utah (the “Authority”), met in special public session at 1600 W. Towne Center Drive, South Jordan, Utah, on October 6, 2026, at the hour of 6:30 p.m., with the following Trustees being present:

Dawn R. Ramsey	Chair/President
Tamara Zander	Vice President
Patrick Harris	Trustee
Kathie L. Johnson	Trustee
Jason T. McGuire	Trustee
Donald J. Shelton	Trustee

Also present:

Anna Crookston	Secretary-Treasurer
----------------	---------------------

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Secretary-Treasurer presented to the Governing Board a Certificate of Compliance with Open Meeting Law with respect to this October 6, 2026, meeting, a copy of which is attached hereto as Exhibit A.

The Secretary-Treasurer noted that pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended, a notice of public hearing with respect to the issuance of the Authority’s proposed lease revenue bonds in the principal amount of not to exceed \$27,000,000 (the “Series 2026 Bonds”) was (a) posted as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the City of South Jordan’s (the “City”) official website and (iii) in a public location within the City that was reasonably likely to be seen by residents of the City, (b) published for two consecutive weeks in the Salt Lake Tribune, a newspaper of general circulation in the City, and (c) published electronically in accordance with Section 45-1-101, Utah Code, not less than fourteen (14) days before the public hearing.

The public hearing, which was being held separate from any other public hearing, was then opened to all members of the public, giving each member desiring to be heard, an opportunity to provide testimony, within reasonable time limits and without unreasonable restriction on the number of individuals allowed to make comment, with respect to the proposed issuance by the Authority of its lease revenue bonds.

After all such testimony with respect to the issuance by the Authority of its Series 2026 Bonds was provided, the public hearing was closed.

This October 6, 2026.

(SEAL)

By: _____
Chair/President

ATTEST:

By: _____
Secretary-Treasurer

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: _____
Chair/President

ATTEST:

By: _____
Secretary-Treasurer

STATE OF UTAH)
)
 : ss.
COUNTY OF SALT LAKE)

I, Anna Crookston, the undersigned, duly qualified, and acting Secretary-Treasurer of the Governing Board (the “Governing Board”) of the Municipal Building Authority of the City of South Jordan, Utah (the “Authority”), do hereby certify:

The foregoing pages are a true, perfect and complete copy of the record of proceedings of the Governing Board, had and taken at a lawful special meeting of said Governing Board held at 1600 W. Towne Center Drive, South Jordan, Utah, on October 6, 2026, commencing at the hour of 6:30 p.m., as recorded in the official book of the proceedings of the Authority kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present as said meeting as therein shown.

I further certify that a notice of public hearing with respect to the issuance of the Authority's Series 2026 Bonds was (a) posted as a Class A notice under Section 63G-30-102, Utah Code Annotated, 1953, as amended (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the City of South Jordan's (the "City") official website and (iii) in a public location within the City that was reasonably likely to be seen by residents of the City, (d) published for two consecutive weeks in *The Salt Lake Tribune*, a newspaper of general circulation in the City, and (e) published electronically in accordance with Section 45-1-101, Utah Code Annotated 1953, as amended, not less than fourteen (14) days before the public hearing.

All members of the Governing Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Authority this October 6, 2026.

(SEAL)

By: _____
Secretary-Treasurer

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Anna Crookston, the undersigned Secretary-Treasurer of the Governing Board of the Municipal Building Authority of the City of South Jordan, Utah (the “Authority”), do hereby certify, according to the records of the Authority in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the October 6, 2026, public meeting held by the Authority as follows:

(i) By causing a Notice, in the form attached hereto as Schedule 1, (the “Notice”) to be posted at the City of South Jordan’s (the “City”) principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(ii) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(iii) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the City’s official website at least twenty-four (24) hours prior to the convening of the meeting.

The Authority does not schedule its meetings in advance over the course of the year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this October 6, 2026.

(SEAL)

By: _____
Secretary-Treasurer

SCHEDULE 1

NOTICE OF MEETING